

FOR LEASE
MILL@McCARRAN
1140 – 1170 Financial Blvd., Reno, NV 89502



LOGIC



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BASIN STREET
PROPERTIES

1140 – 1170 Financial Blvd.
Reno, NV 89502

“Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently.”

- Mike Richardson
Branch Manager at Bay Equity Home Loans

Listing Snapshot



Negotiable
Lease Rate



ME
Zoning (MIXED EMPLOYMENT)



+/- 1,486 - 6,811 SF
Available SF

Property Highlights

- Mixed-use park with flex, office, and retail options
- Local ownership & management
- McCarran Blvd. frontage with 17,200 cars per day*
- Located in the airport submarket
- Easy access to downtown, south Reno, and Sparks
- Ample parking
- 1 mile from the Reno-Tahoe International Airport
- 10ft grade level doors

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The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



* NDot Traffic Information Systems

Demographics



216,448
Total Population



269,707
Daytime Population



11,987
of Businesses



178,358
Total Employees



1.0%
2010-2020 Pop. Growth



\$369,164
Median Home Value

Population	1-mile	3-mile	5-mile
2021 Population	1,073	82,682	216,448

Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$92,387	\$63,108	\$73,212

Households	1-mile	3-mile	5-mile
2021 Total Households	354	31,337	88,668

Updated: 1/5/2022

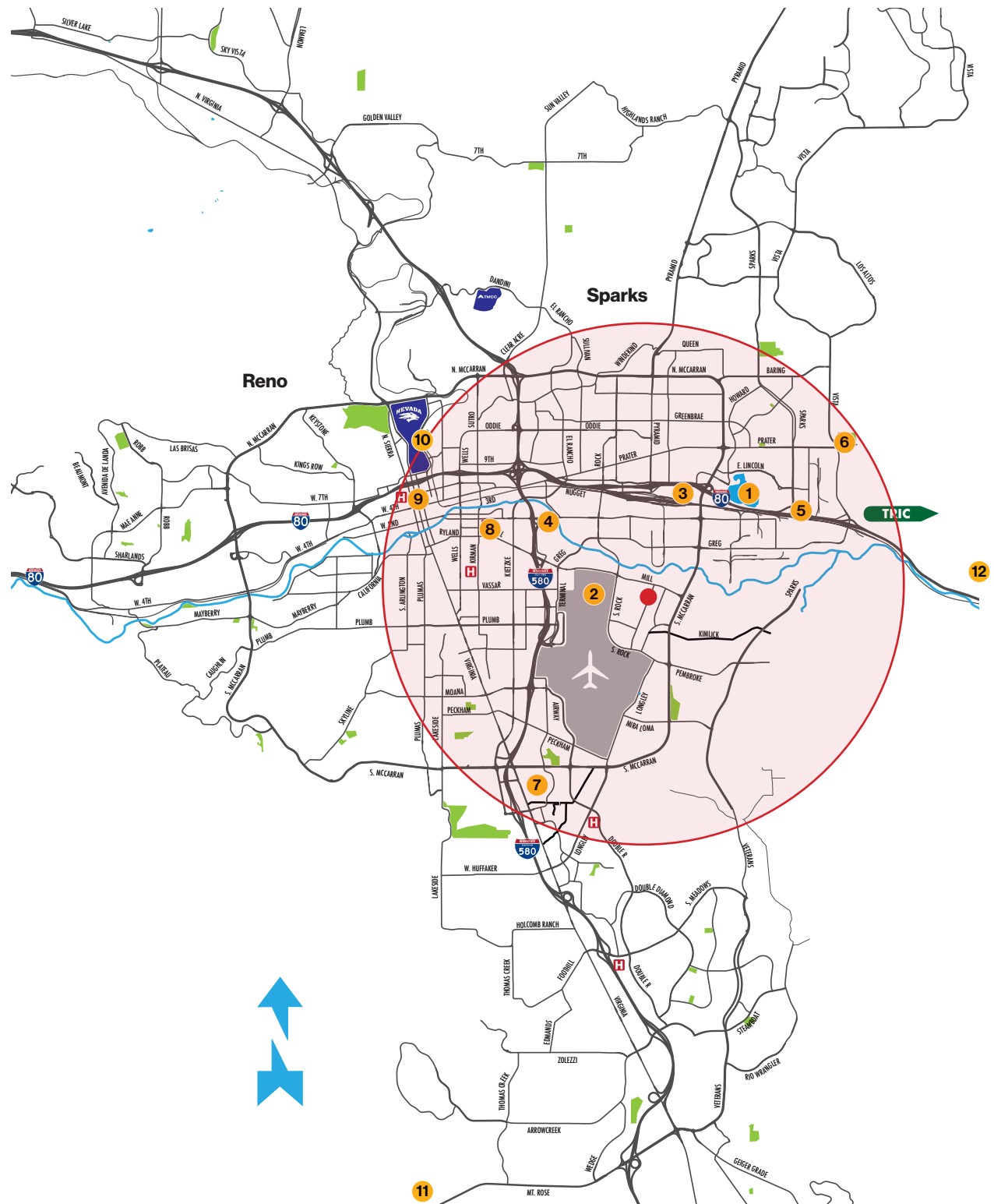
Vicinity Map

The campus is strategically located in a dense multi-use area featuring residential, office, and retail area servicing +/- 216,448 residents with an average household income of \$73,212 within a 5-mile radius.

Amenities within 5-miles of Radius

- 1 Sparks Marina Park
- 1.63 miles
- 2 Reno-Tahoe International Airport
- 1.73 miles
- 3 Nugget Casino Resort
- 1.61 miles
- 4 Grand Sierra Resort and Casino
- 1.97 miles
- 5 The Outlets at Legends
- 2.01 miles
- 6 Northern Nevada Medical Center
- 3.03 miles
- 7 Meadowood Mall
- 3.31 miles
- 8 Renown Regional Medical Center
- 3.81 miles
- 9 Downtown Reno
- 3.93 miles
- 10 University Of Nevada, Reno
- 4.31 miles
- 11 Mt. Rose - Ski Tahoe
- 14.68 miles
- 12 Tesla Gigafactory
- 14.95 miles

■ Major Landmark
 ■ Major Park
 H Hospital
 ■ Airport
— RTC Bus Route
— RTC Bus Route
— RTC Bus Route



Maps, Aerial, & Plans

Airport Hotel Retail Office/Industrial

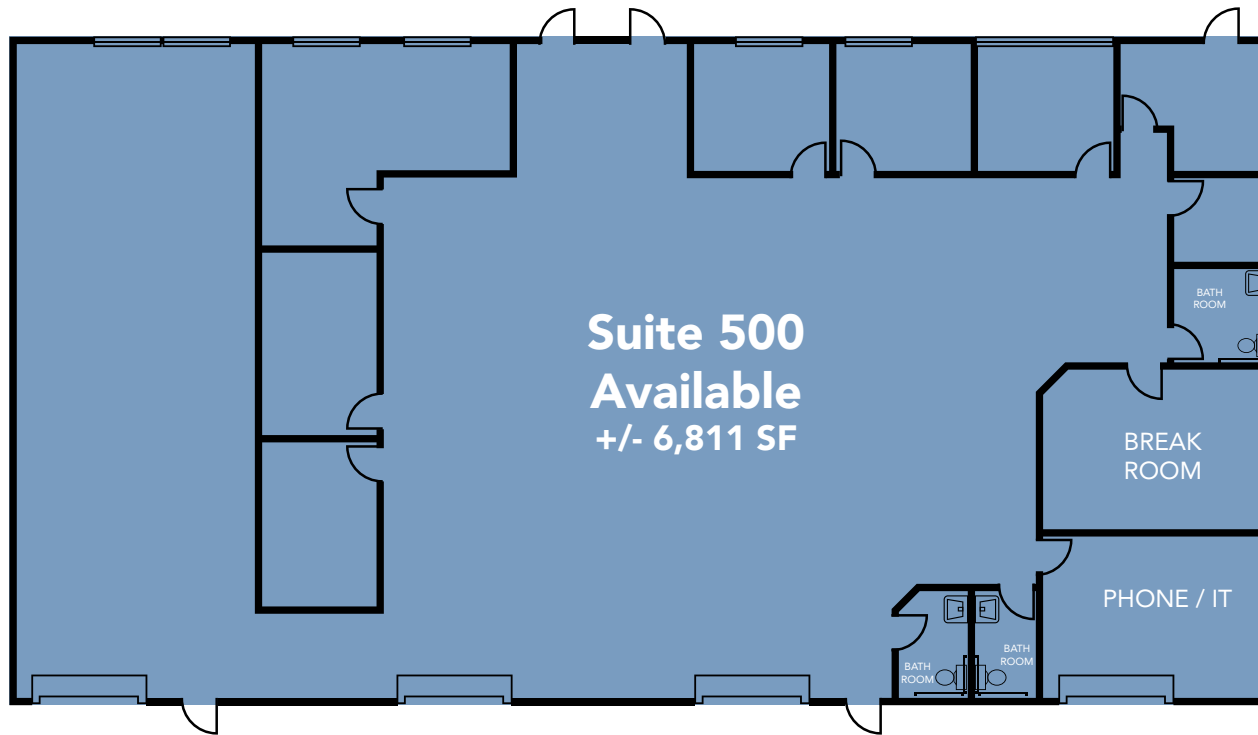




Maps, Aerial, & Plans



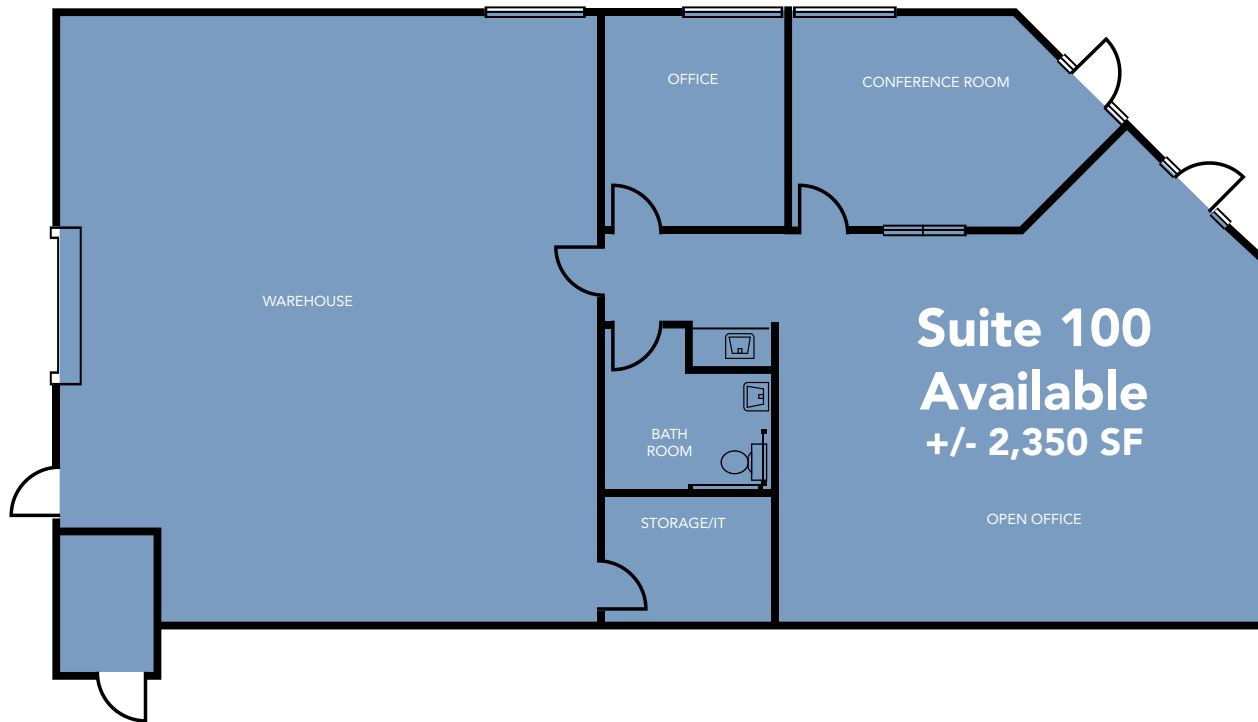
1170 Financial Blvd., Suite 500



Suite Notes

- +/- 6,811 SF
- Four (4) 10ft grade level doors
- Three (3) restrooms
- Seven (7) private offices
- Dedicated IT room
- Multiple front/rear main doors
- Ample parking available, previous call center
- Conference room & break room

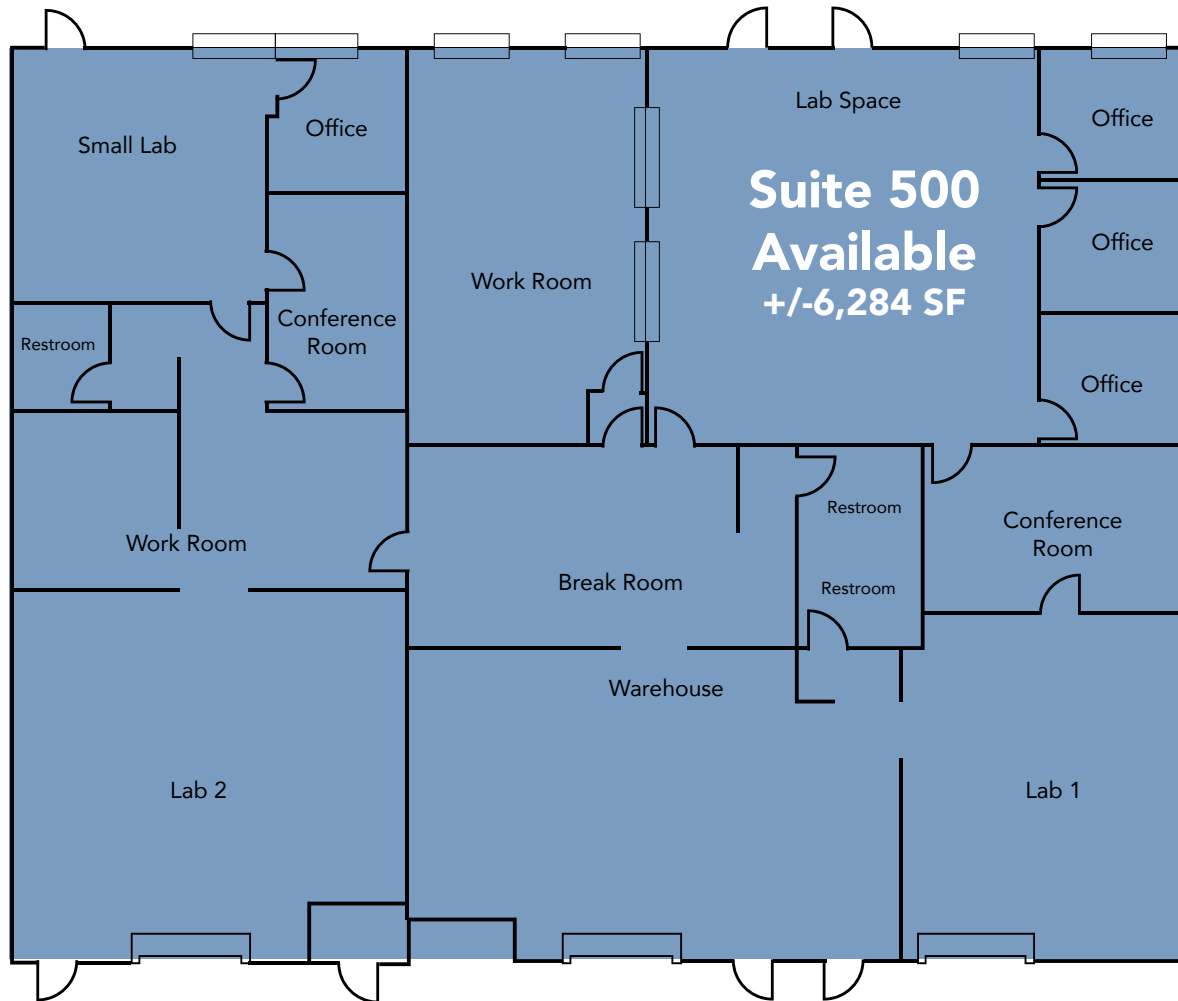
5595 Equity Ave., Suite 100



Suite Notes

- +/- 2,350 SF
- 10' grade level roll-up door
- 2 front entry man doors
- 1 rear exit man door
- Corner unit with N. McCarran frontage
- 1 windowed office, windowed conference room, and bullpen area
- Private restroom
- Storage/it room
- Reznor warehouse heater

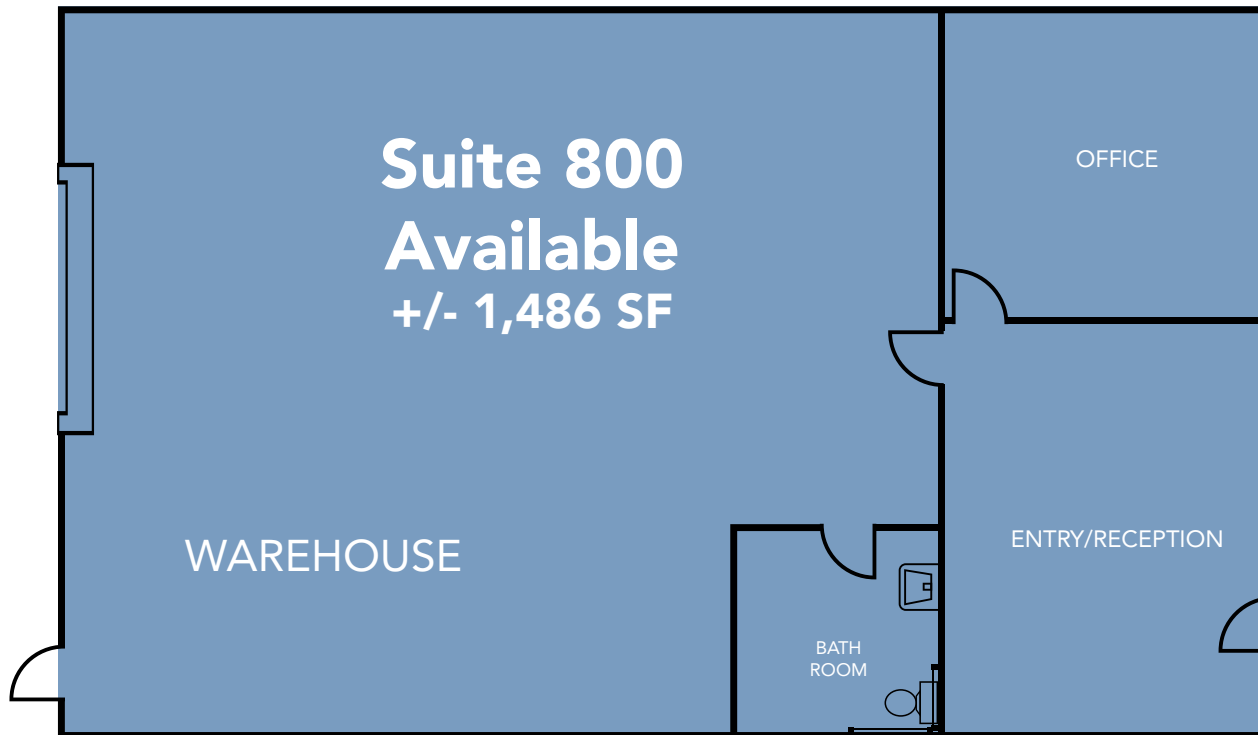
1140 Financial Blvd., Suite 500



Suite Notes

- +/- 6,284 SF
- Three (3) 10' grade level roll up doors
- 2 front entry man doors
- 3 rear exit man doors
- +/- 60% warehouse, 40% office
- Exposed ceiling with hardline HVAC
- Renzor warehouse heaters
- Currently built out as an R&D Lab

1150 Financial Blvd., Suite 800



Suite Notes

- +/- 1,486 SF
- 10' Grade level roll-up door
- 1 front entry man door
- 1 rear exit man door
- 1 private restroom
- 1 front private office
- Reception/entry area
- Reznor warehouse heater

Property Photos

